



Orchard Way
Sandiacre, Nottingham NG10 5NF

AN EXTREMELY WELL PRESENTED TWO
DOUBLE BEDROOM DETACHED CHALET-
STYLE BUNGALOW.

Offers Over £290,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED TWO DOUBLE BEDROOM TWO STOREY CHALET-STYLE DETACHED BUNGALOW SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises a side entrance hallway, "L" shaped living room to the front, open plan family dining kitchen to the rear, and full width conservatory. The first floor landing provides access to two double bedrooms (both with fitted wardrobes) and a three piece shower room.

The property also benefits from a recently replaced gas fired central heating combination boiler, off-street parking for 2-3 vehicles, detached pitched roof garage, front and rear gardens.

The property is located in this established and respected residential no-through road cul-de-sac location within easy reach of the shops and services located in Long Eaton, Stapleford and Sandiacre. For those needing to commute, there are great access links nearby via the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to nearby outdoor space, schooling for all ages (if required) and open countryside.

We believe the property would suit a variety of different buying types, for those looking to downsize whilst also retaining access to transport links and schooling. We highly recommend an internal viewing.



ENTRANCE HALL

9'10" x 6'10" (3.00 x 2.10)

uPVC panel and double glazed side entrance door with double glazed window and panel to the side of the door (with fitted roller blind), turning staircase rising to the first floor with useful understairs storage space, radiator, viewing window to the kitchen, display shelving. Panel and glazed Georgian-style doors to the living room and open plan family dining kitchen.

"L" SHAPED LIVING ROOM

19'3" x 19'1" (5.88 x 5.82)

Double glazed bow leded window to the front with deep display windowsill and fitted blinds, three radiators, media points, decorative coving, two ceiling roses, wall light points, laminate flooring, Adam-style fire surround with marble insert and hearth housing a coal effect gas fire.

OPEN PLAN FAMILY DINING KITCHEN

19'1" x 11'11" (5.83 x 3.64)

The kitchen area comprises a matching range of Shaker-style base and wall storage cupboards with laminate roll top work surfaces incorporating porcelain one and a half bowl sink unit with draining board and swan neck mixer tap, plinth lighting. Space for range cooker with curved extractor fan over, tiled splashbacks, glass fronted crockery cupboards, plumbing for washing machine, space for under-counter fridge and freezer, recently replaced wall mounted gas fired combination boiler (for central heating and hot water purposes), window looking through to the conservatory (not double glazed), viewing window to the living room. Opening through to the dining area which has ample space for dining table and chairs, laminate flooring running through both sections of the kitchen and dining area, two radiators, coving, spotlights. Sliding double glazed patio doors opening out to the conservatory.

CONSERVATORY

18'2" x 9'1" (5.54 x 2.79)

Two ceiling lights, two double glazed windows to the rear, uPVC double glazed French doors opening out to the rear garden with full height double glazed windows to either side of the door, media points, uPVC panel and double glazed side exit door to the driveway, radiator, wall light point.

FIRST FLOOR LANDING

Doors to both bedrooms and shower room.

BEDROOM ONE

12'0" x 10'3" (3.66 x 3.13)

Double glazed window to the front, radiator, laminate flooring, picture rail, wall light points, a range of fitted wardrobes.

BEDROOM TWO

12'0" x 10'1" (3.67 x 3.09)

Double glazed window to the rear overlooking the rear garden, radiator, laminate flooring, loft access point to an insulated loft space, wall light points, a range of fitted wardrobes and furniture.

SHOWER ROOM

6'9" x 5'4" (2.07 x 1.64)

Three piece suite comprising shower cubicle with sliding glass shower screen/door with mains shower, push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Panelling to the walls, double glazed window to the side (with fitted blinds), radiator, wall mounted bathroom cabinet.

OUTSIDE

To the front of the property there is a plum slate decorated front garden and a block paved driveway which leads down the left hand side of the property via security gates providing off-street parking for 2-3 vehicles. The side driveway has an external lighting points and continues to lead to the twin doors for the garage.

TO THE REAR

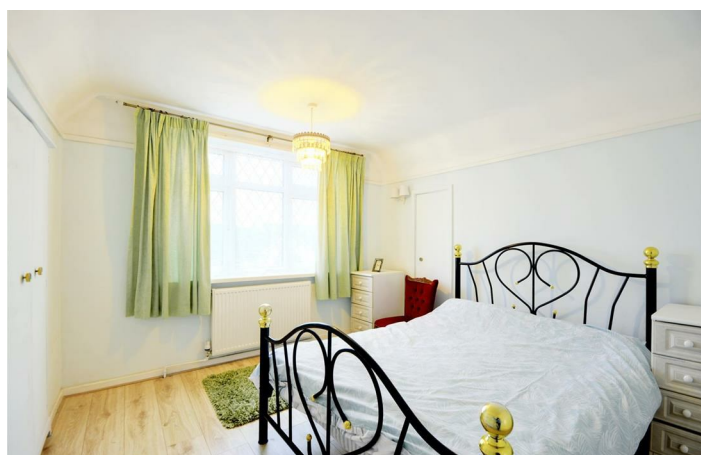
The rear garden is enclosed and designed for straightforward maintenance with artificial turf and decorative stone borders housing a variety of bushes and shrubbery. There is a personal access uPVC door into the pitched roof garage.

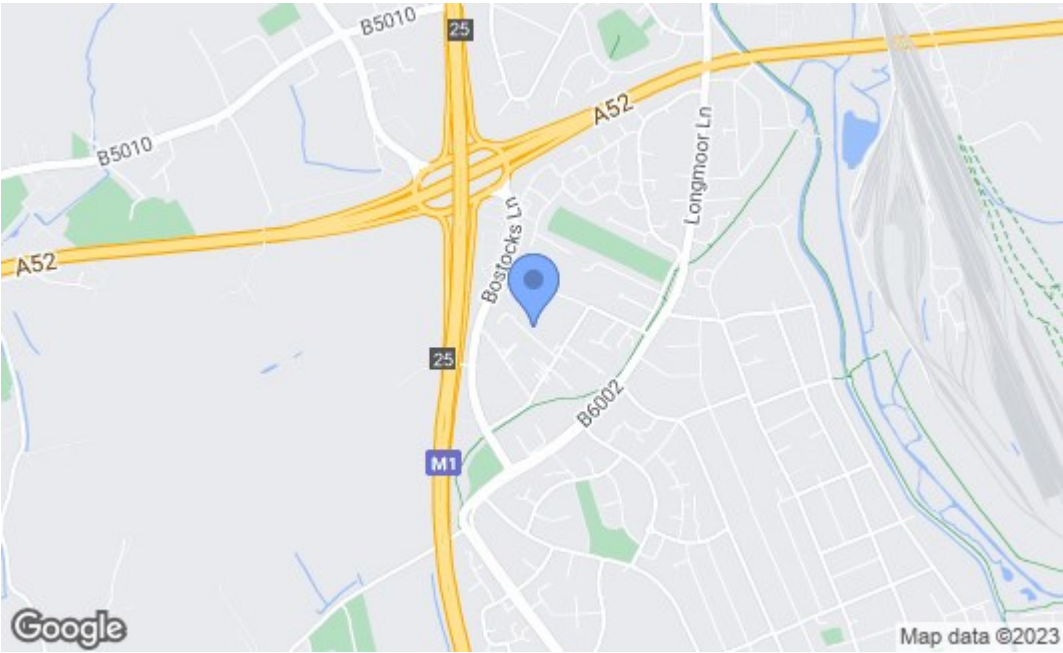
PITCHED ROOF GARAGE

With twin doors to the front, double glazed window to the side, uPVC side door into the garden.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to Sandiacre traffic lights and turn left onto Longmoor Lane. Continue in the direction of Long Eaton, crossing the mini roundabout onto Longmoor Road. Take a right hand turn and continue along Springfield Avenue, following the bend in the road to the left, before taking a right hand turn onto Orchard Way. The property can be found on the right hand side, identified by our For Sale board. Ref: 8296NH





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.